



Tel. 512-2180

CAPITAL AREA HOUSING ASSOCIATION

"Landlords Working Together"

Post Office Box 2901 • Augusta, ME 04338-2901

JUNE 2006 - NEWSLETTER

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THE PRESIDENT'S MESSAGE ...

This month's meeting representatives from Downeast Energy will be present to explain the pricing options that members received in the new contract offers. If you are not able to attend the meeting, but want more information or explanation on the three options, please call the Downeast office at 622-7521 and they will be answer your questions.

Please note that you **MUST** be a paid up member to get the price information. It is also important to note that the price guarantee is *based on the day that you sign the contract* since prices vary every day.

In last month's newsletter, we informed you about the new Energy Audit legislation bill. The Board is very much concerned about the way this law was passed. We want to know more about why we were unable to find out about the public hearing and why it seemed to slip into law so quietly. You as a landlord should also have concerns and we urge you to contact your State Representatives. It appears this bill sailed in ever so smoothly; they will undoubtedly be coming back with other laws that will be detrimental to you. CAHA will be on top of things to come.

Remember that there are no meetings or newsletters in the months of July and August, but you can reach us by calling 512-2180.

Have a Great Summer!

Ernie Clark, President

JUNE 13TH MEETING - 7:00 P.M.

KV Federal Credit Union

316 Northern Avenue - Augusta, Maine

Guest Speaker: Downeast Energy

Next Meeting: September 12th - 7:00 p.m. - KV Federal Credit Union

DUES REMINDER

If your 2006 dues are not paid by now, you will no longer be eligible for CAHA benefits and you will stop receiving the monthly newsletter.

Contact the Treasurer for a renewal application.

**Minutes of Regular Meeting
Capital Area Housing Association (CAHA)
Held at KV Federal Credit Union, Augusta
May 9, 2006**

Vice President, Devon Dobbins called the meeting to order at 7:00 pm with approximately 17 members present.

Secretary's report was presented as written in the Newsletter and approved by all members present.

Treasurer's report was presented and approved by all members present.

Gardiner Savings Institution = \$2473.07

KV Federal Credit Union = \$22,649.84

Two (2) \$5,000 Callable Bonds at 6.75% interest rate. Current value of the bond is \$7650.00

Current membership stands at 642 members who have paid 2006 dues. There are 95 members delinquent members. They will not receive Newsletter or heating oil discount.

Old Business

Members asked about the heating oil pricing for the 2006-2007 winter season. Vice President informed that the CAHA is waiting to receive different oil pricing plans from different oil companies by the end of May or beginning of June. A member asked whether this year's oil pricings are based on oil usage (less than 4000 gallons or more than 4000 gallons etc.) or same price for all the CAHA members. The new contracts will specify the different options.

Member Harold Booth asked about \$25.00 gift certificates which CAHA suppose to raffle each regular meeting. Vice President informed that Secretary has checked the previous meeting minutes and found that in the September meeting there was discussion about \$25.00 gift certificates but no vote was taken.

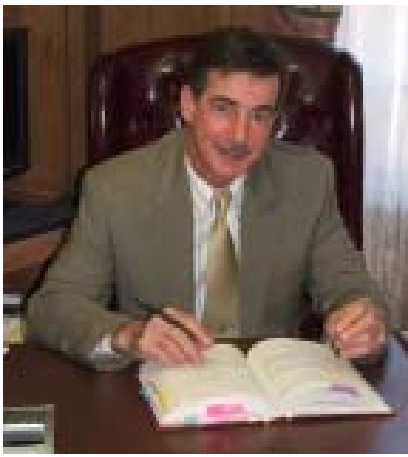
New Business

New Energy Efficiency Disclosure requirement was discussed. This law was enacted April 4, 2006 and beginning around August 1, 2006, landlords must complete the required disclosure statement. One of the co-sponsor to this law is MAOMA. A member has suggested that we should try to reverse this law. For more information visit the website at http://www.maine.gov/mpuc/doing_business/forms/EnergyEfficiencyDisclosure.html

A member said that he did not receive the advertised 10% discount on a new snow blower that he purchased from Aubuchon Hardware.

A member informed that a small municipality in Franklin County in Massachusetts is raising money imposing annual fees for apartment and rental unit inspection. Member has suggested that if any of our local town selectmen or city counselors decide to raise money this way we should try to stop this action immediately. A member mentioned that the city of Augusta had tried to establish apartment inspection ordinance, but CAHA fought to stop it the ordinance was defeated.

Ratna Don, Secretary



“ASK THE LAWYER”

QUESTION:

My tenants moved out of the apartment and surrendered the keys, but left behind some nice furnishings and other valuable personal property. What do I do now?

ANSWER:

Once the landlord has retaken possession of the rental unit, either by agreement with the tenant, or at the conclusion of the eviction process, any valuable personal property left behind is considered abandoned or unclaimed. However, unless the tenant has clearly indicated an intent to transfer ownership of the property to the landlord, the landlord cannot simply keep the property, but must comply with the Abandoned Property Statutes.

If the total value of the abandoned property is \$750 or more, then the procedure is governed by Title 33 M.R.S.A. §1951 et. seq. (A rare situation not addressed further in this column). The more common situation involves property with a total value of less than \$750, and in such cases the landlord’s obligations are governed by Title 14 M.R.S.A. §6013.

Under §6013 the landlord can remove the property from the rental unit and place the property in a safe, dry, secure location. The landlord must then inventory the property and send an itemized list of the items and containers of items of property with a “Notice of Intent to Dispose of Unclaimed Property” to the last known address of the tenant. Larger items should be specifically described, such as “1 Panasonic Microwave Oven”. Smaller items or groups of items can be described more generally, such as “2 boxes of children’s clothing”. The landlord must send the notice by first class mail and obtain a “proof of mailing” from the post office which will confirm the date the notice was mailed. The landlord should always keep a copy of the notice sent to the tenant.

The notice must state that the tenant has 14 days from the date the notice was sent to claim the property, and if the property is claimed within that 14 days, that the landlord will continue to store the property for at least 10 days thereafter to allow the tenant time to take possession of the property.

Importantly, the landlord can require the tenant to pay all rent arrears, damages and reasonable costs of storage as a condition of releasing the property to the tenant. Therefore, the notice should also state the landlord will sell the itemized property if the tenant fails to claim or retrieve the property within these deadlines, and that proceeds of sale will be applied against rent arrears, damages and reasonable costs of storage.

If the tenant does not contact the landlord to claim the property within the 14 days after the notice is sent, or fails to take possession within the 10 day period after the tenant claims the property, the landlord may then sell the property for a reasonable fair market price and apply all proceeds of sale to the rental arrearages, damages, cost of storage and cost of the sale. Any remaining balance must then be forwarded to the State of Maine Treasurer of State.

Disclaimer: *For general information of CAHA members; not intended as legal advice. Consult a lawyer for your specific situation © June 2006 Eric S. Dick, Esq., Augusta, Maine.*

<p>CERTA PROPAINTERS * Painting (Exterior & Interior) * Pressure Washing * Plaster / Drywall repair Andy Mann - 622-6065 10% off for CAHA Members</p>	<p>Aubuchon Hardware 623-9844 20% off Glidden Paint - 10% off all other regular price items Aaron Seldmus</p>	<p>SHOP FROM HOME FLOORING 626-3100 10% off any regular price Sales & Installations Sam MacMadden</p>	<p>Sherwin Williams 622-6818 Paint, Wallcovering and Accessories 10-20% off all products Aaron Smith</p>
<p>Central Maine Wall to Wall 582-1526 - email: info@cleaningmainescarpets.com Carpet and upholstery cleaning Rick Bonenfant</p>	<p>Hammond Lumber Co. 495-3303 Full Service Lumber & Building Materials 10% off Retail and Free Delivery Dale Tobey</p>	<p>Major Appliance 622-5859 Free Delivery Farmingdale, Maine Ken Martin</p>	<p>Steve's Appliance Service & Sales, Inc. 621-0520 - Fax:547-4083 Heaters - Mattresses New & used appliance sales / service</p>
<p>Farris, Foley & Dick, P.A. Eric Dick, Esq. 88 Winthrop Street, Augusta LEGAL SERVICES • 622-5872 \$ 25.00 off standard hourly rate on landlord/tenant matters</p>	<p>DOWNEAST ENERGY. Oil • Propane Equipment Sales & Service 191 Water Street - Hallowell 622-7521</p>	<p>Central Maine Property Management Property Mgmt - Maintenance Lawn care - Bookkeeping - Snow removal 20% discount to CAHA members Devon L. Dobbins • 622-7691</p>	<p>D.R. Struck Landscape Nursery 395-4112 15% discount on your purchase Robin Struck</p>
<p>Rick's Downeast Building & Property Maintenance 923-4054 & 623-7535 10% discount on property maintenance excluding the new Depo-section. Ricky Bradstreet</p>	<p>SEARS • Appliance packages • Maintenance Equipment packages Discounts based on brand SGM Tess Zardus or ASM Peter Sullivan 621-2088</p>	<p>Moody & Company Office Supplies, Inc. 622-6616 25% off list and Free Delivery</p>	<p>TC & Company Cellular: 242-8499 or Phone: 621-8090 Handyman jobs at a 10% discount No jobs too small Tim Dennett</p>
<p>POULIN PROPANE Propane Appliance Installation & Service Edward Poulin 441-1574 Discount on Labor</p>	<p>Moreau Home Improvement Property Management & Maintenance (207) 215-7500 - (207) 549-5724 10% off - \$45.00 hr.</p>	<p>O&P Glass (the clear choice) 622-3652 Fax: 622-3268 Auto, residential commercial, stained glass</p>	<p>Winslow Aluminum 873-0412 • 1-800-924-0412 Windows, Doors, Siding, etc. 35% off Replacement Windows Rick Heffernan Sales Representative</p>
<p>Big Daddy's Handyman Service Painting & Lawn maintenance Apartment clean-ups - Odd jobs big or small Discounted rates for CAHA members Sean Fritz 441-2490 93 Green Street - Augusta, ME</p>	<p>R&R Property Management Rob Jordan (207) 485-1237 Tenant Relations - Handyman service Landscaping & Odd Jobs Discount on Labor for CAHA members</p>	<p>AUGUSTA AREA NEWCOMERS & Relocation Services by ramona "Upscale Rentals" Phone/Fax 622-4312 - Cell: 446-4312 email: ramona@aan-newcomers.com www.aan-newcomers.com</p>	<p>Dave Labbe Plumbing 622-2566 DISCOUNT ON LABOR</p>

ADDRESS SERVICE REQUESTED

Capital Area Housing Association
Post Office Box 2901
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